

150.0

0002

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

652,500 / 652,500

USE VALUE:

652,500 / 652,500

ASSESSED:

652,500 / 652,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LIANOS CHRISTOPHER-ETAL	
Owner 2: LIANOS JOANNE	
Owner 3:	

Street 1: 93 ROBBINS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 896 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4725.000	203,100		449,400	652,500		98860
							GIS Ref
							GIS Ref
							Insp Date
							02/24/18

PREVIOUS ASSESSMENT								Parcel ID	150.0-0002-0015.0		!11722!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	203,100	0	4,725.	449,400	652,500	652,500	Year End Roll	12/18/2019	Date	
2019	101	FV	189,400	0	4,725.	421,300	610,700	610,700	Year End Roll	1/3/2019	Time	
2018	101	FV	189,400	0	4,725.	348,300	537,700	537,700	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	189,400	0	4,725.	320,200	509,600	509,600	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	189,400	0	4,725.	292,100	481,500	481,500	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	177,700	0	4,725.	286,500	464,200	464,200	Year End Roll	12/11/2014	Date	
2014	101	FV	177,700	0	4,725.	266,300	444,000	444,000	Year End Roll	12/16/2013	Time	
2013	101	FV	177,700	0	4,725.	253,300	431,000	431,000		12/13/2012	mmcmakin	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20381-515		2/1/1990		158,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/2/2015	1249	Manual	1,038	9/2/2015				Air sealing and in	7/15/2020	Mail Update	MM	Mary M
12/13/2004	1182	Re-Roof	6,800						2/24/2018	MEAS&NOTICE	HS	Hanne S
									12/22/2008	Measured	372	PATRIOT
									11/13/2000	Hearing N/C	264	PATRIOT
									12/6/1999	Inspected	243	PATRIOT
									11/19/1999	Measured	272	PATRIOT
									1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																								
Type: 5 - Cape	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:																																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:																																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																												
Grade: C - Average	Year Blt: 1950	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1																				
Jurisdct:			Fact: .	Fpl:	Rating:	WSFlue:	Rating:	Totals	RMS: 5	BRs: 3	Baths: 1	HB																								
Const Mod:	Lump Sum Adj:	CONDOS INFORMATION				REMODELING				RES BREAKDOWN																										
		Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	5	3	M																				
							Additions:					Kitchen:																								
							Baths:					Plumbing:																								
							Electric:					Electric:																								
							Heating:					Heating:																								
							General:					General:																								
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA																				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:	Economic:	Override:	Total: 26.4 %	Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 141.736	Other Features: 73816	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Net Sketched Area: 2,216	Total: 202,113	Size Ad	1164.7999	Gross Are	2715	FinArea	896											
More: N	Total Yard Items:					Total Special Features:								Total:																						